

**Springerville Planning & Zoning Commission
Work Session Minutes
Nov. 18, 2004**

Present: Chairman Bill Lucas, Betty Amator, Steve Martin, Kay Matthews

Absent: Vice Chairman Larry Martin

Staff: Larisa Bogardus, Zoning Administrator

Public: Pat and Evelyn Arabie, Larry Jaeger

1. **CALL TO ORDER:** The meeting was called to order at 6:05pm by Chairman Lucas.

Roll Call: Present: Betty Amator
Bill Lucas
Steve Martin
Kay Matthews

Absent: Vice Chairman Larry Martin

2. **RVs AND RV PARKS:** Commissioner Amator said she felt RVs and RV Parks were addressed by Ordinance 106, which addresses mobile and manufactured housing. Chairman Lucas noted that the ordinance defines them, but does not set standards for them. Commissioner Amator went on to say that RV parks are regulated by ANSI (American National Standards Institute) and there is no need for the town to do so. Ms. Bogardus explained that ANSI publishes recommended guidelines, but the town is not bound by them unless they are adopted. She offered to provide copies of the ANSI guidelines for commissioners' review.
- Commissioner Matthews asked why this was needed. Ms. Bogardus explained that the code sets standards for campgrounds but not RV parks and some type regulations should be established to regulate future development. Another consideration is appropriate zoning for RV parks. Currently, campgrounds are only allowed in agricultural zones, however, most city streets are not built to support the weight of modern RVs. RV parks are being allowed in commercial zones as a conditional use on a case by case basis. No changes or additions would apply to existing RV parks.
- Commissioner Matthews said she was also concerned about the town attorney's opinion that RVs only be situated in mobile home parks and mobile home zones. Ms. Bogardus explained that the commission is not bound to the attorney's advice.
- It was decided that some standards for RV parks are desirable and should allow a mix of tent sites and RV spaces at the discretion of the developer.
- Mr. Arabie said older RVs are equipped with 30 or 50 amp generators, while newer RVs are being built with 100 amp generators. This should be taken into consideration if the commission chooses to set infrastructure standards.
- Space size was also discussed. Currently, the code requires that RV spaces be a minimum of 1,200 square feet. Mr. Jaeger said modern RVs are larger and that slideouts make them even larger. He said 1,500 square feet would be more appropriate to accommodate an RV and up to two transportation vehicles. Mr. Arabie agreed.
- With the 7 p.m. regular meeting approaching, it was agreed that future work sessions would be needed to adequately address these matters. Ms. Bogardus said 6 p.m. work sessions were inconvenient for Commissioner Matthews and suggested holding work sessions on a different night. She also recommended not holding another work session until January due to the difficulty in scheduling around holidays. Commissioner Amator suggested a subcommittee be appointed to draft recommendations to the commission.

Ms. Bogardus said she would include that on the December meeting agenda. No action was taken.

3. **RULES OF PROCEDURE:** Chairman Lucas pointed out that item II.B. indicates meetings are to be held on the third Thursday instead of the second. Consensus was to make this change.

He went on to request clarification of items II.J.1. and 2, which indicate both the chair and staff will describe the request. Consensus was to have the chair read the agenda item aloud, then staff would report.

Chairman Lucas also proposed eliminating the requirement for a roll call vote as a timesaver. Commissioners Amator and Matthews said they felt a roll call vote provided a more accurate record. Ms. Bogardus agreed, explaining that it can be difficult to hear a voice vote on the tape. Chairman Lucas withdrew the suggestion.

Ms. Bogardus said language should be added to item II.J. reflecting the code requirement that a commissioner vote on all matters unless he or she declares a conflict of interest. She was directed to draft this change and the others and present the amended rules at the next meeting for approval. No action was taken.

4. **PACKET ASSEMBLY:** In the interests of conserving paper and toner, staff asked if commissioners were satisfied with the packets as provided for the last three meetings and if anything could be omitted in the future. Commissioner Amator said she wanted to have all documentation to review before meetings. No action was taken.

4. **ADJOURNMENT:** Motion by Steve Martin to adjourn the meeting, second by Kay Matthews. Passed 4-0.

Bill Lucas, Chairman